SHRI ARUN JAITLEY: Sir, I was only reacting; I have an obligation to react to whatever supplementary put by hon. Members, whether it is about Family Courts or about training. The hon. Member has asked about the appointment of judges, as far as Special Courts are concerned. In this regard, I may mention that the total number of Fast-Track Courts, intended to be set up under the scheme, is 1,734. It is the High Courts which select the judges. The State Governments have to provide the infrastructure, and we have to provide the funds. About, 1,064 courts have already been notified. The number of those that are actually functioning is a little less than that, because some may be in the process of transferring the files, appointment of judges, doing up the rooms; etc. Almost in every State, same number of courts have been set up. Some States have set up half the number of courts. Some have set up three-fourths of the number of courts. In some States, the figure is much higher. The States have been in the process of setting up these courts. The High Courts, in most States, have taken the view that they would prefer to employ retired people. Then, they found that getting sufficient number of retired people itself was a problem. We have, then, been suggesting to them that they should take people on *ad hoc* promotion from the magistracy itself. Now that the Supreme Court has passed that direction, this shortfall between 1,734 and 1,064 will, probably, be cleared.

FDI in Real Estate

†*665. SHRI GHULAM NABI AZAD:
DR. T. SUBBARAMI REDDY:

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

(a) whether the housing industry which will have to construct around 6.5 million dwelling units per year till 2010 to meet the Prime Minister's "Shelter for all" has made a strong plea to Government to allow Foreign Direct Investment in the real estate sector;

(b) if so, whether they have also called for a reduction in the steep stamp duty imposed by the States;

(c) if so, whether any programme in this regard has been worked out by Government; and

(d) if so, the details thereof?

†Original notice of the question was received in Hindi.

THE MINISTER OF URBAN DEVELOPMENT AND POVERTY ALLEVIATION (SHRI ANANTH KUMAR): (a) to (d) A statement is laid on the Table of the Sabha.

Statement

(a) and (b) As per the report of the Working Group on Urban Housing and Urban Poverty for the Tenth Five Year Plan (2002-2007) the total additional requirement for housing in urban areas is estimated to be 22.44 million till 2007. Various representations have been received from Industry Associations to allow FDI in housing and real estate sector and also for reduction of stamp duty for registration.

(c) and (d) The Government, by a notification dated 21.5.2001 issued by the Ministry of Commerce and Industry, has permitted FDI upto 100% for development of integrated townships only, including housing, commercial premises, hotels, resorts, city and regional level urban infrastructure facilities such as roads and bridges, mass rapid transit systems and manufacture of building materials. Development of land and providing allied infrastructure will form an integral part of township's development, for which necessary guidelines / norms relating to minimum capitalization, minimum land area, etc. has also been issued by the Ministry of Commerce and Industry *vide* Press Note No.3 (2002 series) dated 4.1.2002. FDI in this sector would be permissible with prior Government approval, and there will be a minimum lock in period of 3 years.

The matter regarding reduction of stamp duty is a State subject and the State Governments have to take appropriate decision. State Governments have been requested on several occasions to reduce the stamp duty to 3—5% as this would create favourable conditions for the growth of housing stock. This item has also been included as part of the reform agenda to be put up in place through the 'Urban Reforms Incentive Funds'.

DR. T. SUBBARAMI REDDY: Sir, while addressing the CII seminar on housing, the hon. Prime Minister had said that he was going to convene a meeting of all CMs, Finance Ministers, and Housing Ministers. But nothing has happened till now. He wanted to discuss the housing problem in the country, and also to evolve a consensus on the Land Ceiling Act. Five months have elapsed since then, but nothing has happened till now. When is he going to convene that meeting? My next point is regarding land ceiling. Parliament has abolished the Land Ceiling Act, and it is now a State subject. In Andhra Pradesh and in some other States, the Land Ceiling Act has not been implemented. Though it is a State subject, is it not the duty of the Central Government—when

it is thinking of a revolution in the housing sector—to look into it? You must ask all the States to have a consensus so that we can have a national policy, in the interest of the common man. Secondly, exactly one year back...(*Interruptions*) Just a minute please. Till now, nothing has come in regard to foreign direct investment. I would like to know how much foreign direct investment is coming into the housing sector.

SHRI ANANTH KUMAR: Sir, after this session, the hon. Prime Minister is going to convene a National Summit on Housing and Urban Development, to pursue his dream of providing shelter to all by 2010. So far as foreign direct investment in housing is concerned, it is 100 per cent, with the prior approval of the...(*Interruptions*)

DR. T. SUBBARAMI REDDY: Sir, it was cleared one year back. How much amount have you received in one year? What is the progress in this regard?

SHRI ANANTH KUMAR: Number one, Sir, it was not cleared one year back. (*Interruptions*) The whole thing was cleared on 4th January, 2002. Therefore, the time span has been very short. It is hardly two to two and-a-half months. We are expecting...(*Interruptions*)

DR. T. SUBBARAMI REDDY: In your reply, it has been given as "May, 2001'. Kindly see it. I read it. It says, "The Government; by a notification dated 21.5.2001, issued by the Ministry of Commerce and Industry, has permitted FDI upto 100 per cent for development of integrated townships...." So, it was cleared one year back.

SHRI ANANTH KUMAR: Sir, after that clearance, we had to form a sub-committee for framing guidelines for the inflow of foreign direct investment. (*Interruptions*)

DR. T. SUBBARAMI REDDY: Nothing has been received yet. No money has come from the FDI. (*Interruptions*)

MR. CHAIRMAN: Let him answer please. (*Interruptions*) Don't you want him to answer?

SHRI ANANTH KUMAR: Sir, the FDI guidelines have been formulated and notified on 4th January, 2002. Till today, not exactly this 100 per cent cap of the Foreign Direct Investment, but before that in the last ten years, an investment of Rs.565 crores has been done in housing and urban infrastructure.

MR. CHAIRMAN: Question Hour is over.